

Amos Patterson House (Washingtonian Hall)
3725 River Road
Endwell, Town of Union
Broome County
New York

HABS No. NY-5541

HABS
NY,
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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

AMOS PATTERSON HOUSE
(WASHINGTONIAN HALL)HABS
NY,
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Location: 3725 River Road, Endwell, Town of Union, Broome
County, New York.

Present Owner: Dorse L. and Roberta J. Singer

Present Occupant: Dorse L. and Roberta J. Singer

Present Use: Residence.

Brief Statement
of Significance:

Most notable example of Federal architecture in Broome County and oldest building in the Town of Union. The house is clapboard, two stories with central hall plan, and has a central Palladian window on second floor and original detailing on the interior.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

Amos Patterson was one of the sixty original proprietors in the Boston Purchase Company which was created for the purpose of purchasing land to the west of Massachusetts. The tract acquired, known as the Boston Purchase, lay to the west of the Chenango River stretching across parts of Broome and Tioga Counties, totaling 230,400 acres. The Boston Purchase was surveyed and divided into three townships; east to west they were the Chenango, Nanticoke and Owego Townships. The land acquired by Patterson was one of the 181 lots in the Nanticoke Township. On March 3, 1789, the legislature of the State of New York confirmed the legality of the subdivisions of the Boston Purchase. The original acreage that the Patterson House was built on is described in the Broome County Books of Deeds prior to 1924 as "Lot No. 41 in the Nanticoke Division of the Boston Purchase."

1818 - Deed of May 12, 1818, recorded in the Broome County Book of Deeds 9, page 181. Lyman Patterson, son of Amos Patterson, conveys property to his brother, Chester Patterson. The property transferred included Lots 38, 39 and 41 "excepting a piece of flat land on the south side of the

river (Susquehanna River) in the southeast corner of Lot 41". This indicates that the original Lot 41 of the Boston Purchase extended below the river into what is now the Town of Vestal. NY
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1818 - Deed of September 11, 1818, recorded in the Broome County Book of Deeds 6, page 506. Chester Patterson purchased for \$100.00 at public auction the land of Charles Coryell that William Chamberlain, Sheriff of Broome County, had been authorized to seize and sell to pay the debt owed John Jennings of \$226.37 for "damages and nonperformance of certain promises". Patterson acquired "Lot 41 in the Nanticoke Township in the Boston Purchase bounded on the south by the south line of said purchase, on the east by the Chenango Town line, on the north by Lot 42 and to the west by Lot 40". The property apparently included an additional portion of Lot 41 not acquired by Patterson in the previous deed executed in May, 1818.

1825 - Deed of May 30, 1825, recorded in the Broome County Book of Deeds 9, page 181. Jonathan Day and others: Lucy Day, Philander Hooper, Martha Hooper, Sophia Patterson and Sally Coryell sell to Chester Patterson "lands belonging to Amos Patterson at the time of his death, Lots 38, 39 and 41" for \$6,000. Amos Patterson died on March 5, 1817; it is probable that the property was transferred earlier than the recorded date. The lots including Lot 41 that were conveyed to Chester Patterson didn't include "10 acres in the Southeast corner of Lot 41, said lots estimated to contain 128 acres each". The Southeast corner of Lot 41 lay below the Susquehanna River and may be the land already acquired in September, 1818 by Chester Patterson.

1825 - Deed of May 30, 1825, recorded in Broome County Book of Deeds 9, page 183. Recorded on the same day as the previous deed, Anson and Ann Higbee convey "Lots 38, 39 and 41 in the Nanticoke Division of the Boston Purchase" to Chester Patterson. Ann Higbee was named an heir of Amos Patterson in the deed, the date of the will not given. It is not clear why Lot 41 seems to be continually conveyed to Chester Patterson.

1827 - Deed of February 17, 1827, recorded in the Broome County Book of Deeds 10, page 140. Chester Patterson, Lucy Day, Sally Coryell, Ann Higbee,

Sophia Patterson, Joseph Patterson, Martha Patterson sell to Lyman Patterson "the southeast corner of Lot 41" for \$800. This transference subdivided Lot 41 into two sections; Chester Patterson owned the land north of the Susquehanna River and Lyman Patterson owned the portion south of the river.

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- 1839 - Deed of April 15, 1839, recorded in the Broome County Book of Deeds 21, page 202. Chester Patterson sells a large tract of land to John Holbert. This included "Lots 41, 42, 47 and 48 in the Nanticoke Township of the Boston Purchase", all these lots lying north of the Susquehanna River. The purchase price was \$8,000. This property stretched west as far as the present small cemetery on River Road, Town of Union, which is the Patterson-Hooper family burying grounds.
- 1845 - Deed of April 1, 1845, recorded in the Broome County Book of Deeds 30, pages 146-147. John and Amanda Holbert sell all the property previously acquired from Chester Patterson to Joseph Sayre for \$14,000.
- 1865 - Deed of October 26, 1865, recorded in the Broome County Book of Deeds 70, pages 273-274. P. H. Sayre conveys to Libbie Sayre the estate of Joseph Sayre, "consisting of a farm, 400 acres more or less, situate in the Town of Union, being the property known as the Patterson family". There is some question as to the validity of this entry because near the deed is the note "recorded by mistake", although the deed is not crossed out.
- 1868 - Deed of December 14, 1868, recorded in the Broome County Book of Deeds 83, page 89. Elizabeth Sayer, Mary E. Sayer, John H. Sayer and wife, Helen R. Sayer, convey "part of the farm owned by the late Joseph Sayer" to Joseph D. Sayer. This property is a subdivision of Lots 41, 42, 47 and 48 situated above "the Highway". The present George F. Johnson Highway, running between Endicott (Endwell) and Westover corresponds to that road. This conveyance did not transfer Washingtonian Hall but merely divided the property. It should be noted that the family name "Sayer" as it is most consistently spelled also appears as "Sayre" and "Sayr".

- 1868 - Deed of December 14, 1868, recorded in the Broome County Book of Deeds 83, page 90. Elizabeth Sayer, Mary E. Sayer, Joseph D. Sayer and wife, Dora E. Sayer, convey to John H. Sayer "Lot 41 of the Nanticoke Township of the Boston Purchase bounded on the west by the line of said Lot 41, south and southwest by the Susquehanna River, east by the farm of William Gray and north by the highway and northwesterly by the residence of D. L. Dunning...being part of the farm owned by the late Joseph Sayer". This lot would contain Washingtonian Hall.
- 1877 - Deed of January 6, 1877, recorded in the Broome County Book of Deeds 100, page 383. Peter H. Sayer of Boulder, Colorado, formerly of the Town of Union, New York, conveys land to Joseph D. Sayer. The property is part of Lots 41, 42, 47 and 48. Lot 41 is consolidated from the two previous sections, north and south of the highway, that was divided between Joseph D. and John H. Sayer. The property contained 320 acres "excepting...one-fourth acre near the southwest corner of said farm, now occupied as a burying ground on said premises".
- 1888 - Deed of February 28, 1888, recorded in the Broome County Book of Deeds 101, page 384. Joseph D. and Dora Sayer transfer a part of Lot 41 to John H. Sayer. This appears as a repetition of the transference as recorded in 1868, in Book 83 pages 89 and 90, as again John H. Sayer comes into possession the section of Lot 41 bounded on the north by the highway and south by the Susquehanna River, which would contain Washingtonian Hall.
- 1895 - Deed of August 20, 1895, recorded in the Broome County Book of Deeds 163, page 152. John H. Sayer sells property right-of-way to the Binghamton, Lestershire and Union Railroad Company. The property was "a strip of land of irregular width about 2800 feet in length and extending from west to the east bounds of said Sayer farm along the northerly side of the river road, so called. The road is the present River Road, Town of Union.
- 1924 - Deed of June 7, 1924, recorded in the Broome County Book of Deeds 336, page 394. John G. and Anna Belle Sayer transfer the land to Thomas A. MacClary. Although the total acreage is not stated, the property, formerly Lot 41, is greatly reduced. During 1923 and 1924, John G. Sayer was involved in land deals to the west of Washingtonian Hall. A subdivision named "Washingtonian" was created

containing two roads, Washington Street and Anna Belle Road. On either side of these roads a total of 80 plots were surveyed, averaging in dimension 50' by 125' to 150' each. Presently there is little to indicate that much if any of this subdivision scheme came to be realized; it may have existed only on paper. There is, however, a dirt road perpendicular to River Road, Town of Union, marked "Annabelle Road". A map of "Washingtonian" exists in the Broome County Book of Maps No. 2, page 383.

- 1948 - Deed of September 30, 1948, recorded in the Broome County Book of Deeds 710, page 340. Thomas A. MacGlary leaves the property to Laura A. MacGlary as stated in his Will.
- 1956 - Deed of February 29, 1956, recorded in the Broome County Book of Deeds 919, page 459. The First City National Bank of Binghamton, New York as executor of the Last Will and Testament of Laura A. MacGlary conveys the lot to Joan F. Harrington.
- 1961 - Deed of December 27, 1961, recorded in the Broome County Book of Deeds 1047, page 174. Joan F. and Ernest R. Harrington convey the property and the Hall to Theodore H. Cohn. At this point the lot is described as two parcels of land, a large one north of River Road, Town of Union and a smaller section south of the road to the Susquehanna River.
- 1962 - Deed of October 31, 1962, recorded in the Broome County Book of Deeds 1059, page 892. Theodore H. Cohn transfers the property to Joan F. Harrington.
- 1962 - Deed of December 19, 1962, recorded in the Broome County Book of Deeds 1114, page 1207. The property and Washingtonian Hall are involved in a mortgage foreclosure. The Ithaca Savings Bank, Ithaca, New York, acquires the title to the property from Joan F. Harrington.
- 1967 - Deed of March 15, 1967, recorded in the Broome County Book of Deeds 1118, page 533. The Ithaca Savings Bank, Ithaca, New York, transfers the lot to Vincent Petrolawicz, Sr., and Robert A. Scofield.
- 1969 - Deed of January 3, 1969, recorded in the Broome County Book of Deeds 1142, page 770. Vincent Petrolawicz, Sr., and Robert A. Scofield convey the lot and Washingtonian Hall to Dorse L. and Roberta J. Singer.

2. Date of erection: 1799, finished 1800. (See Bulletin of Broome County Historical Society).
3. Architect: Unknown.
4. Builder, suppliers, etc.: Unknown. Restoration woodwork was made by A. Roberson and Son, Inc., of Binghamton about 1925. (Information from Judge McClary.)
5. Original plan, construction, etc.: Most of original plan remains intact, except for minor additions.
6. Alterations and additions: When McClary bought the property in 1924, he employed an architect from Rochester and made alterations. The house was moved about forty feet north of its original site (away from the highway) and a late nineteenth century front porch was removed. A sun-porch was added to the east side and a carriage porch to the west side. Accurate reproductions of old mouldings and woodwork were made by Roberson's mill to match those needing repair. One fireplace mantel was removed and given to Foster Disinger of Binghamton, who has subsequently sold it to the Munson Williams Proctor Institute of Utica. Most of the woodwork in the house, however, is original. Recently an arterial highway with immense earth fill has come to the rear of the building. There is no record of a garden pattern. Plantings are modern. The authenticity of present front portico is questioned.

- B. Historical Events and Persons Connected with the Structure: Amos Patterson was born about 1748 in Watertown, Massachusetts. An early injury while he was horseback riding left one leg an inch-and-a-half shorter than the other. This prevented him from serving in the regular army during the Revolutionary War, but he did join the militia at various times. After the Revolution, Patterson was one of the men who started the company that bought the land known as the "Boston Purchase" or the "Boston Ten Townships". Patterson spent most of the time, except winters, from 1786 until 1793 on the Boston Purchase land. In 1793, he brought his wife and children to join him. They lived first in a house of logs and then moved into a plank house, within close proximity of the mansion that he was building on the banks of the Susquehanna River. Patterson built the first saw mill in the area and began to raise apples. In 1803, he made forty-five barrels of cider. The development of the "Patterson Sweet" apple has been associated with Amos Patterson by tradition. He lived in his home as a civic leader and successful farmer until his death on March 5, 1817. He was buried with his wife in the family burial ground in the southwest corner of his farm. In 1853, the family erected a monument of Pittsfield marble that is still standing.

It is not known whether Amos Patterson, the builder, was related to Gen. John Patterson (Battle of Monmouth), but both were associated with the Broome County courts (John was the first County Judge; Amos was an Associate Judge) which has resulted in errors in history books.

The structure was used at one time as an Inn, and John Sayre, who bought it from the Patterson family in 1830, painted the name "Washingtonian Hall" on the east and west gables in 1842 when the Washingtonian movement, a temperance movement among innkeepers, was prevailing. These inscriptions remained until well into the twentieth century. George Washington never visited this vicinity and was not connected with this house in any way.

C. Sources of Information:

1. Old Views: Old views with late nineteenth-century porch are in Endicott and Binghamton newspaper files, and elsewhere.

Seward, William. Binghamton and Broome County, New York. Lewis Historical Publishing Company, 1924. A view appears opposite page 83. A copy is located in the Broome County Historical Society, Roberson Center for the Arts and Sciences, Binghamton, New York.

The Binghamton Press. A view appears in the issues of June 28, 1955, January 21, 1960, and July 15, 1962. A copy is located in the Broome County Historical Society, Roberson Center for the Arts and Sciences, Binghamton, New York.

Issued by the Binghamton Railroad Company, Souvenir of Binghamton. Binghamton, New York. A view appears on page 8. A copy is located in the Broome County Historical Society, Roberson Center for the Arts and Sciences, Binghamton, New York.

2. Bibliography:

Beach, S. A. The Apples of New York, vol. 1, p. 54, Albany, 1905.

George, Helen. Amos Patterson and his Mansion, Washingtonian Hall. Bulletin Broome County Historical Society, vol. 8, No. 1, (whole number 13), pp. 3-9, 2 illus. Binghamton, New York, November, 1960.

Prepared by Clement G. Bowers
June, 1963, and
Tania Werbizky
April, 1974

PART II. PROJECT INFORMATION

These records are part of the documentation of structures in the Southern Tier of New York State, undertaken by HABS in cooperation with the Broome County Historical Society and the Valley Development Foundation, Inc.

The project was under the general supervision of John Poppeliers, Chief of the Historic American Buildings Survey. The historical material was prepared in June, 1963, by Clement G. Bowers of the Broome County Historical Society, and in April, 1974, by Tania Werbizky, a student at the State University of New York at Binghamton. Photographs were taken by Jack E. Boucher in March, 1963. The project was edited for deposit in the Library of Congress by Constance Werner Ramirez, June, 1974.